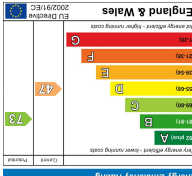
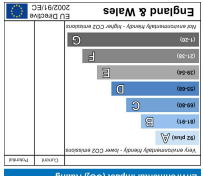
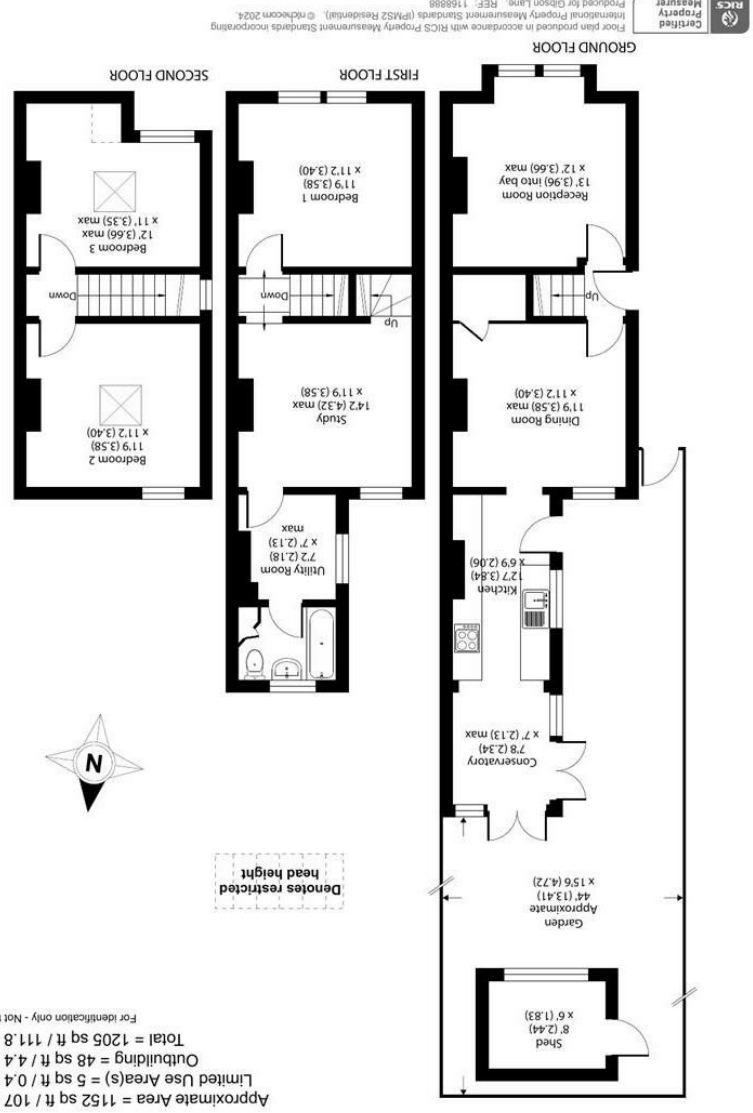


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
	



34 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT2 5ED  
 www.gibsonlane.co.uk  
 Tel: 020 8546 5444



Craven Road  
 Kingston Upon Thames KT2 6LW





### Guide Price £875,000

- Victorian Semi Detached Family Home
- Three Bedrooms and Study
- Utility Room
- Conservatory/Garden Room
- North Kingston Location
- Well Presented Internally
- 44ft Private Rear Garden
- EPC Rating - E
- Council Tax Rating - E

\* Tenure: Freehold

\* Local Authority: Kingston Upon Thames

### Description

A delightful Victorian semi detached family home situated on this sought after North Kingston road with accommodation approaching 1200sqft arranged over three floors. The front of the property is covered by a beautiful non invasive creeper that changes color with the seasons and both the back and front gardens are full of nature and environmentally friendly.

The Ground floor comprises front reception room with double glazed bay window and feature fireplace, dining room leading onto a modern fitted kitchen and stunning conservatory/garden room with two sets of patio doors leading out onto a delightfully landscaped private rear garden with many mature plants and storage shed.

To the upper floors there are two double bedrooms, one with fitted wardrobes and the other one currently being used as a home office, utility room and family bathroom on the first floor and two further double bedrooms in the loft.

The property has further extension potential (STNC) on the ground floor filling in the side return, you could also expand the loft further if you wanted to (STNC). The property also benefits from new windows, doors a new slate roof and shed!

### Situation

Craven Road is a particularly sought after residential tree lined road within the popular North Kingston area and ideally positioned between Richmond Park and the River Thames. The property is conveniently positioned for both Norbiton and Kingston stations giving direct access into Waterloo, and the A3 which serves both London & the M25. Kingston town centre with its array of shops and restaurants is a short distance away and the standard of schooling in the immediate area is excellent within both the private and state sectors.

